

RESOLUTION NO. 20210826-066

WHEREAS, the City Council of the City of Austin has found that public necessity requires the City to acquire certain real property interests for the public uses as set out below; and

WHEREAS, the City has attempted to purchase those needed real property interests, but has been unable to agree with the owner on the value of the property interest, or the damages, if any; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Attorney, or other authorized designee, is hereby authorized and directed to file, or cause to be filed, a suit in eminent domain on behalf of the City against the owner now having, or who may acquire, an interest in the real property interests necessary to the City, described below, for the public uses set out below, and to take whatever other action may be deemed appropriate to effect the necessary acquisitions.

BE IT FURTHER RESOLVED:

The City Attorney, or other authorized designee, shall file eminent domain proceedings for:

- Owners: Ramzi Nasreddine, Abir Nasreddine, and RN, Inc.
- Project: Williamson Creek Interceptor Project
- Public Use: Replacing a wastewater tunnel to increase capacity for future growth in the Williamson Creek basin.

Wastewater Line Easement: Being approximately 0.091 of an acre (3.972 sq.ft.) tract of land in the William Cannon League, Survey No. 19, Abstract No.6 in the City of Austin, Travis County, Texas, being out of a 5.710 acre tract of land having been conveyed to Nasreddine Ramzi, et. al. by instrument of record in volume 2004156756 of the Official Public Records of Travis County, Texas as shown on the accompanying sketch, being more particularly

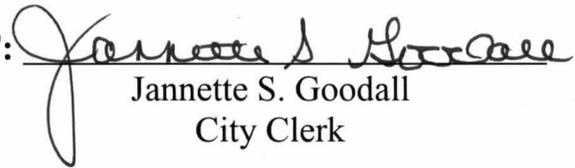
described by metes and bounds as follows in
"Exhibit A" attached, hereinafter referred to as the
"Property" or "Easement."

Location: 5101 South Congress Avenue, Austin, Texas 78745. The
general route of this project is along Williamson Creek,
from South 1st Street to South Pleasant Valley Road, with
numerous tie-in cutovers throughout to connect local
wastewater flows to the new tunnel (District 3).

Property: Described in the attached and incorporated "Exhibit A."

ADOPTED: August 26, 2021

ATTEST:


Jannette S. Goodall
City Clerk



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS – FIRM REG. NO. 101141-00

EXHIBIT “ A ”

NASREDDINE RAMZI, ETAL
TO
CITY OF AUSTIN
(LOWER WILLIAMSON CREEK
WASTEWATER INTERCEPTOR)

LEGAL DESCRIPTION OF PARCEL 5217.67

WASTEWATER LINE EASEMENT FOR SUBTERRANEAN TUNNEL

DESCRIPTION A 0.091 OF AN ACRE (3,972 SQUARE FOOT) TRACT OF LAND IN THE WILLIAM CANNON LEAGUE, SURVEY NO. 19, ABSTRACT NO. 6 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF A 5.710 ACRE TRACT OF LAND HAVING BEEN CONVEY TO NASREDDINE RAMZI ETAL, BY INSTRUMENT OF RECORD IN VOLUME 2004156756 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.091 OF AN ACRE (3,972 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF COMMENCING at a ½” iron rod with cap found on the east right of way line of South Congress Avenue, a northwest corner of said 5.710 acre tract and the southwest corner of a City of Austin 0.560 of an acre tract of land, Travis County Parcel ID No. 320681;

THENCE, with the north line of said 5.710 acre tract and the south line of said City of Austin tract of land **S 66°38’57” E, 140.77** feet to a calculated point and the **POINT OF BEGINNING** and the westernmost corner of the herein described easement;

THENCE, **S 66°38’57” E**, continuing with the south line of said City of Austin tract and the north line of said 5.710 acre tract, a distance of **23.93** feet to a calculated point, said point being **N 65°53’57” W, 42.90** feet and **N 66°38’57” W, 14.27** feet from a ½” iron pipe found at the easternmost corner of said 5.710 acre tract and the southernmost corner of said City of Austin tract for the northeast corner of the herein described easement;

THENCE, **S 09°57’24” E**, with the east line of the herein described easement a distance of **77.12** feet to a calculated point for a point of curvature of a curve to the left;

THENCE, with said curve to the left having a radius of **740.00** feet, a central angle of **03°19’57”**, an arc length of **46.20** feet and a chord which bears **S 11°44’42” E, 46.19** feet to a calculated point of tangency of said curve to the left.

THENCE, **S 13°32’00” E**, a distance of **49.67** feet to a calculated point on the west right of way line of Wasson Road and the east line of said 5.710 acre tract, for the southeast corner of the herein described easement;

EXHIBIT "A"

THENCE, S 14°54'24" W, a distance of **41.99** feet with the west right of way line of Wasson Road and the east line of said 5.710 acre tract to a calculated point for the southeast corner of the herein described easement;

THENCE, N 13°32'00" W, leaving the west right of way line of Wasson Road and the east line of said 5.710 acre tract, a distance of **86.59** feet to a calculated point of curvature of a curve to the right;

THENCE, with said curve to the right having a radius of **760.00** feet, an arc length of **47.45** feet, a central angle of **03°52'37"** and a chord which bears **N 11°44'42" W**, a distance of **47.44** feet to a calculated point of tangency of said curve to the right;

THENCE, N 09°57'24" W, a distance of **90.26** feet to **POINT OF BEGINNING** of this 0.091 of an acre tract easement;

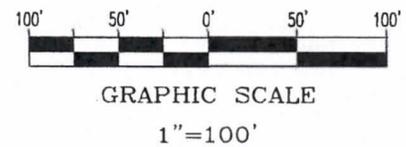
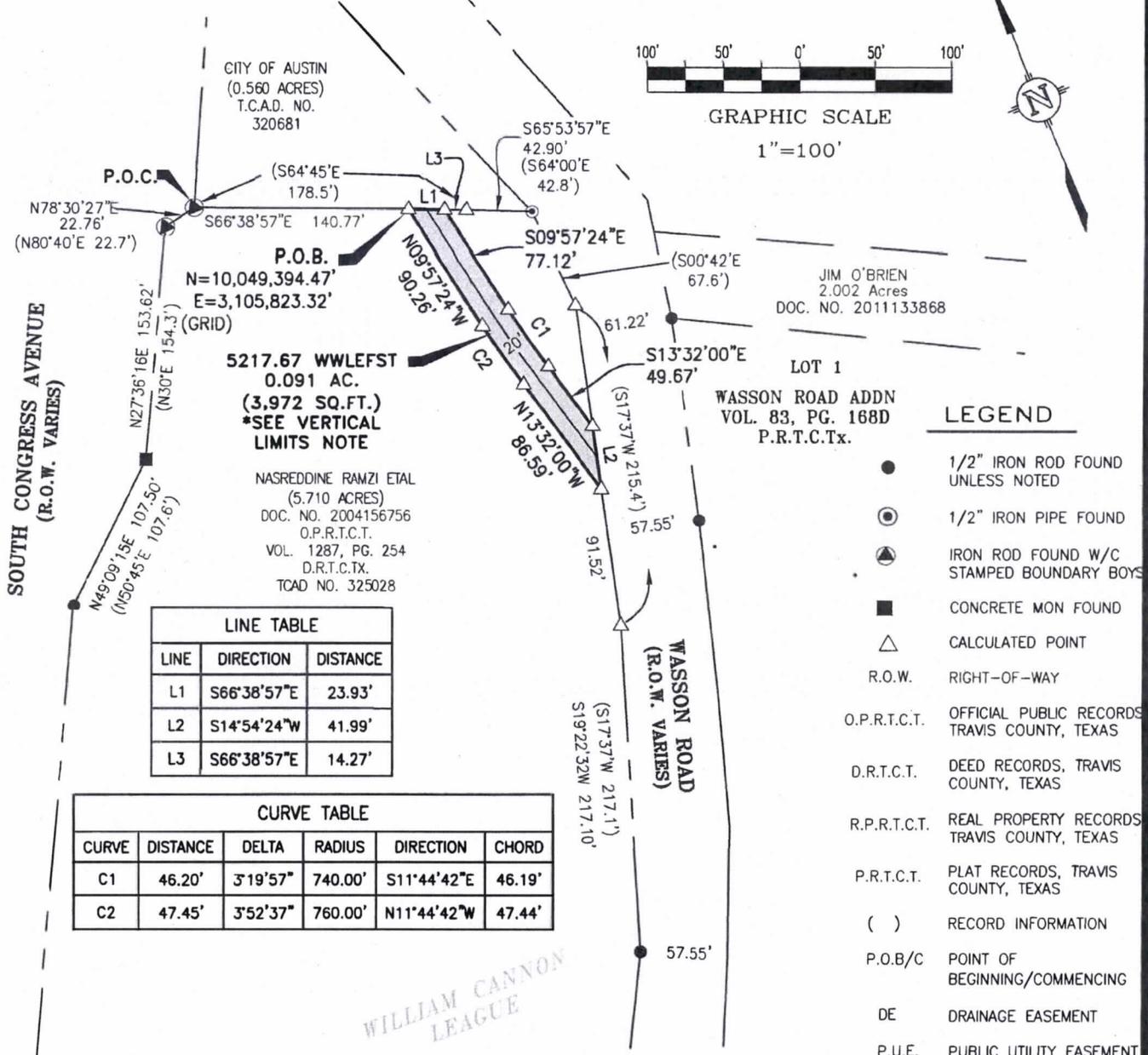
BEARING BASIS

THE BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD83 (93).

THIS EASEMENT IS SUBJECT TO AN AREA BETWEEN ELEVATIONS 528 TO 568. THE VERTICAL DATUM BASIS IS THE NAVD 1988.

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



P.O.B.
N=10,049,394.47'
E=3,105,823.32'
(GRID)

5217.67 WWLEFST
0.091 AC.
(3,972 SQ.FT.)
*SEE VERTICAL LIMITS NOTE

NASREDDINE RAMZI ETAL
(5.710 ACRES)
DOC. NO. 2004156756
O.P.R.T.C.T.
VOL. 1287, PG. 254
D.R.T.C.T.X.
TCAD NO. 325028

JIM O'BRIEN
2,002 Acres
DOC. NO. 2011133868

LOT 1
WASSON ROAD ADDN
VOL. 83, PG. 168D
P.R.T.C.Tx.

- LEGEND**
- 1/2" IRON ROD FOUND UNLESS NOTED
 - ⊙ 1/2" IRON PIPE FOUND
 - ⊕ IRON ROD FOUND W/C STAMPED BOUNDARY BOYS
 - CONCRETE MON FOUND
 - △ CALCULATED POINT
 - R.O.W. RIGHT-OF-WAY
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 - D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
 - () RECORD INFORMATION
 - P.O.B/C POINT OF BEGINNING/COMMENCING
 - DE DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - DOC. NO. DOCUMENT NUMBER
 - VOL. PG. VOLUME PAGE
 - R RADIUS
 - I INTERIOR ANGLE
 - A ARC
 - CB CHORD BEARING
 - C CHORD

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S66°38'57"E	23.93'
L2	S14°54'24"W	41.99'
L3	S66°38'57"E	14.27'

CURVE TABLE

CURVE	DISTANCE	DELTA	RADIUS	DIRECTION	CHORD
C1	46.20'	3°19'57"	740.00'	S11°44'42"E	46.19'
C2	47.45'	3°52'37"	760.00'	N11°44'42"W	47.44'

TITLE COMMITMENT NOTES:

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN SCHEDULE B OF TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 372956, EFFECTIVE DATE: MARCH 01, 2019.

BEARING BASIS:

ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD83 (93).



STATE OF TEXAS
COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Carmelo L. Macias *Oct. 5, 2020*

CARMELO LETTERE MACIAS DATE REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4333

* VERTICAL LIMITS ELEVATIONS ARE 528 TO 568

DATE:	10-05-2020
DRAWN BY:	ALM
MAI JOB NO.:	431-44-16

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS - FIRM NO. 101141-00
★ ★ ★ ★ ★ ★ ★ ★ ★ ★
10017 WILD DUNES DRIVE
AUSTIN, TEXAS 78747 O (512)442-7875
C (512)689-4746 WWW.MACIASWORLD.COM

Exclusive Wastewater Line Easement for Subterranean Tunnel Proposed for Acquisition Located at 5101 South Congress Avenue



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Office of Real Estate Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Produced by M McDonald, 4/29/2021
 Revised by M McDonald, 4/30/2021
 File Number 5217.67

-  Property of Interest
-  Proposed Exclusive Wastewater Line Easement for Subterranean Tunnel
-  TCAD Parcels
-  City Council Districts
-  Creek Centerline

Nearmap US Vertical Imagery, ESRI

